

058.C

Map

0001

Block

0520.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 537,700 /

USE VALUE: 537,700 /

ASSESSED: 537,700 /

Total Card /

537,700

Total Parcel

537,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

Unit #: 520

Owner 1: LEE TSENG-CHUNG ETAL /TRUSTEES

Owner 2: TSENG-CHUNG LEE TRUST &

Owner 3: SHAWNA H YEN TRUST

Street 1: 24 FAIRLAWN LN

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02420 Type:

OWNERSHIP

PREVIOUS OWNER

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

IN PROCESS APPRAISAL SUMMARY

PREVIOUS ASSESSMENT

SALES INFORMATION

BUILDING PERMITS

Parcel ID 058.C-0001-0520.0

TAX DISTRICT

ACTIVITY INFORMATION

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

10/05/17

!5170!

PRINT

Date Time

12/30/21 01:45:00

LAST REV

Date Time

10/12/18 11:50:06

mmcmakin

5170

PAT ACCT.

Sign: VERIFICATION OF VISIT NOT DATA

058.C

0001

0520.0

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 537,700 /

USE VALUE: 537,700 /

ASSESSED: 537,700 /

Total Card /

537,700

Total Parcel

537,700

153942

GIS Ref

GIS Ref

Insp Date

10/05/17

!5170!

PRINT

Date Time

12/30/21 01:45:00

LAST REV

Date Time

10/12/18 11:50:06

mmcmakin

5170

PAT ACCT.

Sign: VERIFICATION OF VISIT NOT DATA

153942

Prior Id # 1:

153942

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

2023

Type:	7	- Condo Garden	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	8	- Brick Veneer	
Sec Wall:	6	- Stucco	10%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BRICK		
View / Desir:	N	- NONE	

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1988	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	5 - 5th Floor
% Own:	0.904900014
Name:	25 - 6040

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1									# Units		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	2	HB					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	14.9 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	14.9 %

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.05401659
Const Adj.:	0.97656715
Adj \$ / SQ:	334.528
Other Features:	45379
Grade Factor:	1.00
NBHD Inf:	1.54999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631894
Depreciation:	94152
Depreciated Total:	537741

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	518.52	
Special Features:	0	Val/Su Net:	496.49	
Final Total:	537700	Val/Su SzAd	496.49	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,083	334.530	362,294
Net Sketched Area:		1,083	Total:	362,294
Size Ad	1083 Gross Area	1083	FinArea	1083

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
4						
4						
3						

IMAGE

